



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00034
Application Type: Rezoning
CPC Hearing Date: December 13, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 2001 N. Oregon
Legal Description: Blocks 88, 89, 116, 117, 118, 119, 123, 124, 125, a Portion of Block 154 and vacated Portions of El Paso Street, Los Angeles Street, Randolph Drive, Hague Road, Blacker Avenue, and Blanchard Avenue, Alexander Addition, City of El Paso, El Paso County, Texas
Acreage: 21.56 acres
Rep District: 1
Zoning: A-O/sc (Apartment-Office/Special contract)
Existing Use: Hospital
Request: From A-O/sc (Apartment-Office/Special contract) to C-2/sc (Commercial/Special contract)
Proposed Use: Hospital
Property Owner: Tenet Hospitals Limited dba Providence Memorial Hospital
Representative: John Nance

SURROUNDING ZONING AND LAND USE

North: R-4/ (Residential) / UTEP
South: A-3/sc/sp (Apartment/Special contract/Special permit) & S-D/sp (Special Development/Special permit) / Hospital & parking lot, respectively
East: C-1 (Commercial) / Office building
West: R-4/ (Residential) / UTEP

Plan El Paso Designation: G2, Traditional Neighborhood (Walkable) (Central)

Nearest Park: Dunn Park (919 ft.)

Nearest School: Vilas Elementary (2,980 ft.)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notices of the December 13, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on December 3, 2012. The Planning Division received no letters of support or opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning of the subject property from A-O/sc (Apartment-Office/Special contract) to C-2 (Commercial) to permit the erection of additional signage.

A special contract, imposed by Ordinance No. 6051, dated December 8, 1977, requires the construction of sidewalks along boundaries of property as well as the approval of driveways by the City's traffic department, conditions which have been satisfied.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning as the applicant's request is compatible with the surrounding land use and the future land use map.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-2 (Community Commercial District) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

City Development Department – Planning Division - Land Development

Grading plan and permit shall be required.* Storm Water Pollution Prevention Plan and/or permit required.* Drainage plans must be approved by the City Development Department, Land Development Section.* * This requirement will be applied at the time of development.

Sun Metro

Sun Metro does not oppose this request.

El Paso Fire Department

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet

El Paso Water Utilities

EPWU does not object to this request.

Water

Along Oregon Street between University Avenue and Hague Avenue there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Oregon Street between University Avenue and Blanchard Street eight (8) inch diameter water main.

Along University Avenue between Oregon Street and Hawthorne Street there is an existing eight (8) inch diameter water main.

Along Hawthorne Street between University Avenue and Rim Street there is an existing twelve (12) inch diameter water main.

Along Rim Road between Hawthorne Street and El Paso Street there are no existing water mains.

Along El Paso Street between Rim Road and Hague Street there is an existing eight (8) inch

diameter water main.

Along Hague Street between El Paso Street and Oregon Street there is an existing eight (8) inch diameter water main.

Sanitary Sewer

Along University Avenue between Oregon Street and Los Angeles Street there is an existing six (6) inch diameter sanitary sewer main. From this point the described main egresses University Street and ingresses into University of Texas at El Paso (UTEP) property; the alignment of this main continues towards Hawthorne Street.

As per EPWU-PSB Records, the sanitary sewer service line pertaining to Providence Hospital discharges unto the above-described main.

General

Water and sanitary sewer service is available from the above-described mains.

As per EPWU-PSB Records, 2001 Oregon Street has a single eight (8) inch diameter fire-fighting water service (fire line) and single six (6) inch diameter water service.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

ATTACHMENT 1: LOCATION MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

Detailed Site Devel
Existing Facilities -
Providence Memori

